

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:
BRYAN J. SACHS

Case No.: 22-11662-MBK
Chapter: 13
Judge: MBK

NOTICE OF PROPOSED PRIVATE SALE

Bryan J. Sachs, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:
US Bankruptcy Court Clerk
402 East State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan USBJ on March 13, 2024 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:
655 Woodland Ave
Old Bridge Twp, Middlesex County
Laurence Harbor, NJ 08879

Proposed Purchaser:
Sydney Gable

Sale price:
\$325,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Kevin H. Morse, Esq. / Thomas Novembre
Amount to be paid: \$1250.00 plus costs / Commission not to exceed 5%
Services rendered: Ordinary and usual legal and real estate salesperson services in connection with the marketing, closing and sale of debtor's real property.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Warren Brumel, Esq.
Address: PO Box 181, Keyport, NJ 07735
Telephone No.: 732-264-3400

rev.8/1/15

In re:
Bryan J. Sachs
Debtor

Case No. 22-11662-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Feb 15, 2024

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 36

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 17, 2024:

Recip ID	Recipient Name and Address
db	+ Bryan J. Sachs, 655 Woodland Avenue, Laurence Harbor, NJ 08879-2728
519520535	+ American Express, PO Box 31511, Salt Lake City, UT 84131-0511
519520543	+ Chris and Julie Sachs, 1703 Country Ln, Monroe, WI 53566-2627
519520553	+ Deborah Sachs, c/o Middlesex Co Probation, 189 New Street, New Brunswick, NJ 08901-2068
519520554	+ Deborah Sachs, 47B Galewood Dr, Matawan, NJ 07747-4426
519520547	Harley Davidson/US Bank, PO Box 6335, Fargo, ND 58125-6335
519520550	Mavis/Synchrony Bank, Att: Bankruptcy Dept., PO Box 965064, Orlando, FL 32896-5064
519520551	+ Pep Boys Synchrony, PO Box 965036, Orlando, FL 32896-5036
519522025	+ Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 9

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 15 2024 21:06:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Feb 15 2024 21:06:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519520534	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 15 2024 21:30:19	Amazon Synchrony Bank, PO Box 960013, Orlando, FL 32896-0013
519520536	Email/PDF: bncnotices@becket-lee.com	Feb 15 2024 21:19:18	American Express, PO Box 297858, Fort Lauderdale, FL 33329-7858
519540398	Email/PDF: bncnotices@becket-lee.com	Feb 15 2024 21:18:50	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
519520538	Email/Text: creditcardbkcorrespondence@bofa.com	Feb 15 2024 21:04:00	Bank of America, 1950 N Stemmons Fwy, Ste 6020, Dallas, TX 75207
519520537	+ Email/Text: creditcardbkcorrespondence@bofa.com	Feb 15 2024 21:04:00	Bank of America, PO Box 672050, Dallas, TX 75267-2050
519564576	Email/Text: creditcardbkcorrespondence@bofa.com	Feb 15 2024 21:04:00	Bank of America, N.A., P.O. Box 31785, Tampa FL 33631-3785
519527196	Email/Text: creditcardbkcorrespondence@bofa.com	Feb 15 2024 21:04:00	Bank of America, N.A., PO Box 673033, Dallas, TX 75267-3033
519520539	Email/PDF: AIS.cocard.ebn@aisinfo.com	Feb 15 2024 21:18:42	Capital One, Bankruptcy Department, PO Box 30285, Salt Lake City, UT 84130-0285
519538083	+ Email/PDF: ebn_ais@aisinfo.com	Feb 15 2024 21:19:14	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519520540	Email/PDF: AIS.cocard.ebn@aisinfo.com	Feb 15 2024 21:30:21	Capital One Services LLC, Att: Bankruptcy Department, PO Box 30285, Salt Lake City, UT 84130-0285
519520544	Email/PDF: Citi.BNC.Correspondence@citi.com		

District/off: 0312-3

User: admin

Page 2 of 3

Date Rcvd: Feb 15, 2024

Form ID: pdf905

Total Noticed: 36

		Feb 15 2024 21:30:12	Citi Cards Home Depot, PO Box 790345, Saint Louis, MO 63179-0345
519520545	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 15 2024 21:30:12	CitiCards, PO Box 790345, Saint Louis, MO 63179-0345
519520546	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 15 2024 21:19:06	Exxon/Mobil, Att: Citi, PO Box 6404, Sioux Falls, SD 57117-6404
519520541	Email/PDF: ais.chase.ebn@aisinfo.com	Feb 15 2024 21:30:23	Chase, PO Box 15298, Att: Bankruptcy Dept, Wilmington, DE 19850-5298
519520542	Email/PDF: ais.chase.ebn@aisinfo.com	Feb 15 2024 21:18:54	Chase Cardmember Serv, PO Box 15548, Wilmington, DE 19886-5548
519543441	+ Email/Text: JPMCBKnotices@nationalbankruptcy.com	Feb 15 2024 21:05:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
519566258	Email/PDF: resurgentbknofications@resurgent.com	Feb 15 2024 21:30:12	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519520548	Email/PDF: ais.sync.ebn@aisinfo.com	Feb 15 2024 21:30:23	Littman Jewelers/Synchrony Bank, PO Box 965033, Orlando, FL 32896-5033
519520549	Email/PDF: ais.sync.ebn@aisinfo.com	Feb 15 2024 21:19:00	Lowe's, Att: Synchrony Bank, PO Box 965004, Orlando, FL 32896-5004
519530888	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 15 2024 21:06:00	Midland Credit Management, Inc., PO Box 2037, Warren, MI 48090-2037
519579707	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 15 2024 21:30:12	Portfolio Recovery Associates, LLC, c/o Exxon Mobil, POB 41067, Norfolk VA 23541
519557965	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 15 2024 21:19:11	Portfolio Recovery Associates, LLC, c/o Lowes, POB 41067, Norfolk VA 23541
519565148	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 15 2024 21:18:46	Portfolio Recovery Associates, LLC, c/o THE HOME DEPOT, POB 41067, Norfolk, VA 23541
519520552	+ Email/Text: ngisupport@radiusgs.com	Feb 15 2024 21:05:00	Radius Global Solutions LLC, 500 N Franklin Tpk, Ste 200, Ramsey, NJ 07446-1178
519555627	Email/Text: RPSBankruptcyBNCNotification@usbank.com	Feb 15 2024 21:06:00	U.S. Bank National Association, Bankruptcy Department, PO Box 108, Saint Louis MO 63166-0108

TOTAL: 27

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519544970	*+	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
519545003	*+	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013

TOTAL: 0 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains

District/off: 0312-3

User: admin

Page 3 of 3

Date Rcvd: Feb 15, 2024

Form ID: pdf905

Total Noticed: 36

the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 17, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 15, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor BANK OF AMERICA N.A. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
Warren Brumel	on behalf of Debtor Bryan J. Sachs wbrumel@keyportlaw.com brumellawecf@gmail.com;wbrumel@keyportlaw.com
William M.E. Powers, III	on behalf of Creditor Bank of America N.A. ecf@powerskirm.com

TOTAL: 5